

# MARSH & MARSH PROPERTIES

30 George Street, Hipperholme, HX3 8DY

£169,500



If you are a first-time buyer or small family looking for that special something, this will be the property for you. Offered with the benefit of NO CHAIN, this two bedroomed, terraced, property is located in the heart of the highly sought after Hipperholme village. If you are looking for that special something then this will be the house for you. Its stylish and attractive frontage, owing to the stone build with brick eaves, creates an unusual style that enhances the kerb appeal of the property. It also features ample on street parking (to the front elevation), in addition to a charming and low-maintenance, flagged, patio garden to the rear of the building.

Internally this property is beautifully presented and has been lovingly renovated and maintained throughout to create a charming and modern living space. Its neutral colour scheme and well laid out internal aspect creates the ideal home for a small family, first time buyer or professional couple. With its spacious living room, well-appointed breakfast kitchen, lower ground floor office space (with added storage), two double bedrooms (one with en-suite and one with a spacious fitted wardrobe) and house bathroom.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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Its close proximity to Hipperholme village is an excellent feature, being within walking distance of all shops and services including the highly rated restaurants, bars and bistros. The property is also within the catchment area of good primary and secondary schools, in addition to the highly regarded private Hipperholme Grammar School. The property benefits from fantastic transport connections with both Brighouse and Halifax being just 10 minutes' drive away with regular train services to all local towns and cities and the Grand Central train service to London. The M62 is only a short 10 minutes' drive away providing quick routes to the major cities of Leeds, Bradford and Manchester.

Owing to the features on offer with this property, its proximity to Hipperholme, well presented internal condition and quick availability with NO CHAIN, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

### LIVING ROOM



A spacious living room that is bathed in natural light owing to a uPVC double glazed window to

the front elevation and is additionally illuminated via a central light fitting. A gas fire, with marble hearth and wooden mantelpiece, creates a charming central feature for the whole room. With a cornice to ceiling, carpeted floor, double radiator and television access point.



To the rear of the living room a wood panel door opens into the

### BREAKFAST KITCHEN



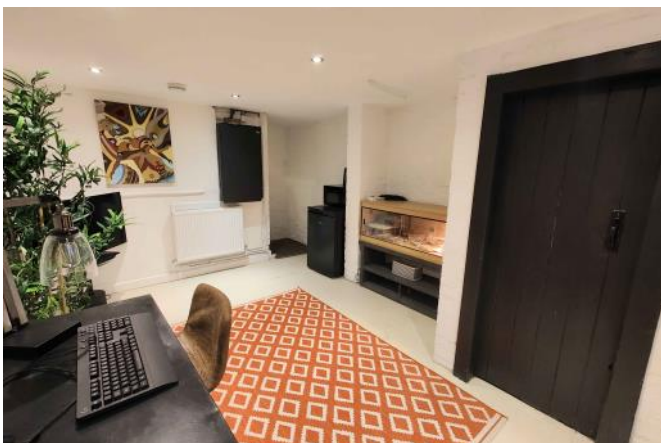
A beautifully presented breakfast kitchen that offers a generous amount of space. A set of laminated work surfaces to two walls, with over and under counter cupboards and drawers, offers ample work space, along with an additional work

surface creating a breakfast bar. A uPVC double glazed door opens to the rear garden and also provides ample natural light with its transom window in addition to the uPVC double glazed window. With an integrated oven, induction hob, stainless steel extractor hood, plumbing for a washing machine, wood effect flooring, omnidirectional ceiling spotlights, space for a fridge/freezer and a double radiator.



To the rear of the kitchen a wooden door opens onto covered stone steps that lead down to the

### LOWER GROUND OFFICE



A fantastic addition to the property offering the ideal work from home space, games room or

teenager's hide-away. The room is presented with a neutral and bright décor that is enhanced by the numerous ceiling-inset spotlights. With solid floor, double radiator, uPVC double glazed window to the front elevation and two spacious storage cupboards to either side of the room.

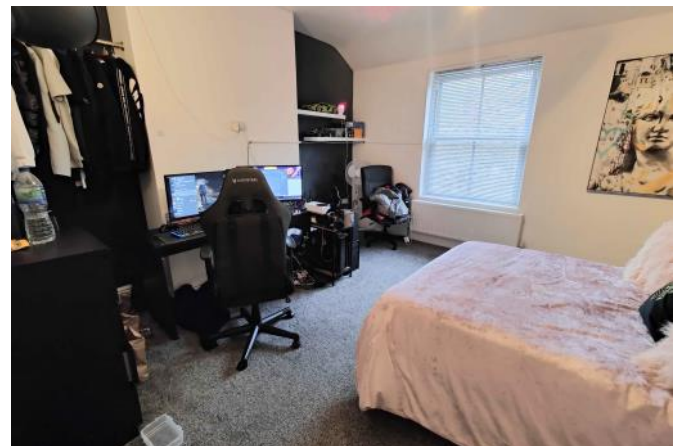
From the kitchen a series of carpeted stairs lead up to the

### LANDING

With a carpeted floor, central light fitting and loft access hatch.

From the landing a wood panel door opens into

### BEDROOM 1



A large and spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, double radiator, carpeted floor and a central light fitting.

From Bedroom 1 a wooden door opens into the

### EN-SUITE



A beautifully presented, modern and stylish en-suite that creates a highly functional space. With its walk-in style rainfall shower, ½ pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, double radiator, tiled floor, tiled walls and central light fitting.

From the landing a wooden door opens into

### BEDROOM 2



Another good-sized bedroom with space for a double bed along with additional bedroom furniture. To the rear corner is a fitted wardrobe providing additional storage space. With a uPVC double glazed window to the rear elevation, double radiator, carpeted floor and central light fitting.



### BATHROOM



A beautifully presented, eclectic styled, house bathroom with feature exposed brick that complements the modern wood effect flooring and tiled walls. A highly functional bathroom that makes excellent use of the space on offer. With a free-standing bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, central light fitting and modern towel radiator.

### GARDEN

To the rear of the property is the enclosed patio garden that offers an ideal space to sit out in a private area or have a barbeque. Owing to its enclosed nature, with wooden fence, brick wall

and hedge, it makes an ideal space for children and pets to play. A rear wooden door provides access to the rear bins and ginnel to the side for front access. There is a pebbled flower bed running around the garden to one side.



### **PARKING**

The property features ample on street parking to the front elevation.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **DIRECTIONS**

From the Hipperholme traffic lights head towards Brighouse on Brighouse Road (A644) for 80m and then turn left onto Brookeville Avenue for 70m and at the end of the road turn right onto George Street. The property will be located on your left-hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HX3 8DY

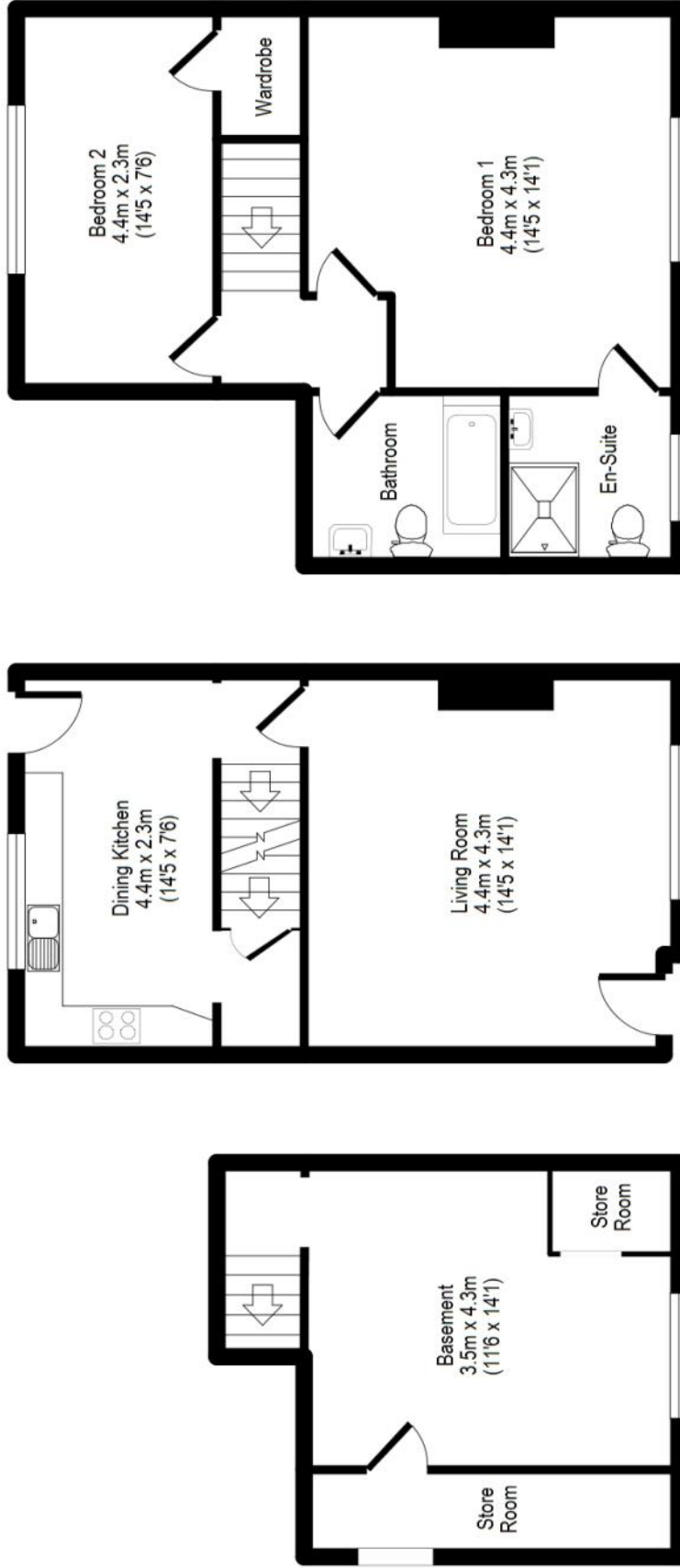
### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested, please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

# 30 George Street, Hipperholme, HX3 8DY

97 sq. m / 1043 sq. ft



First Floor

Ground Floor

Basement

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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